

**Historic Zoning Commission  
Meeting Minutes  
April 22, 2014**

The Historic Zoning Commission held a regularly scheduled meeting on April 22, 2014 at 12:00 p.m. in the Administrative Conference Room at the Municipal and Safety Building.

**Members Present**

Tony Street  
Tom Mozen  
Liz Biosca, Chairman  
Valda Jones

**Staff Present**

Jessica Harmon, Planner

**Members Absent**

Sheila Cox  
Greg Cox, Vice Chairman  
Sam Fullen

**Also Present**

Laurel Farrell  
Holly Booksh  
Grant Summers  
Rep. from Creative Masonry

Chairman Biosca called the meeting to order at 12:05 p.m. and a quorum was present

The first item on the agenda was the approval of the agenda.

**MOTION: Jones** To approve agenda as presented.

**SECOND: Mozen**

**VOTE: Approved 4-0**

Next on the agenda was the consideration of Certificate of Appropriateness #2014-126 for the façade construction of 247/249 E. Main Street. Staff asked the property owners to go over the work they proposed. Laurel Farrell presented the Commission with the brick sample they planned to use on their façade. Their representative from Creative Masonry went over the design detail for laying the brick. Commissioner Street expressed concern over the detail of the brickwork and stated that it might be more than necessary. Staff commented that there is nothing in the Guidelines about how the façade material is put into place, only the type of material to be used. The property owners thanked the Commission for their comments and said they would take them into consideration.

**MOTION: Mozen** To approve the façade construction for property at 247/249 E.  
**SECOND: Street** Main Street as the proposed plan meets the criteria of Policy 3 in the Design Guidelines.

**VOTE: Approved 4-0**

The next item for consideration is the Certificate of Appropriateness #2014-125 for the façade construction of the doghouse and railing choice at 236 E. Main Street. The property owner was not present so staff went over the details of the application stating that the property owner wished to use Smart Siding which was a pressure treated wood instead of brick panels. The main reason

for this was cost. Commissioner Street pointed out that the faux brick panels were nearly the same if not cheaper to use than the siding choice. The Commission discussed the options and felt that the brick panels were still more in character with the surrounding property since you can see all the sides from some point in the Downtown. Also, the railing was discussed and it was decided that the wood railing would be fine if the petitioner stained or painted them a dark color. Staff pointed out that there are no real guidelines for railings and such in the Guidelines.

**MOTION: Street**

**SECOND: Mozen**

To approve the use of faux brick panels on all sides of the doghouse located at 236 E. Main Street and deny the use of smart siding. The motion also was to approve the wooden hand rails so long as they were painted a dark color to blend in.

**VOTE: Approved 4-0**

Next on the agenda was the consideration of Certificate of Appropriateness #2014-127 for the installation of metal canopies above the entrances for 407 S. Roan Street. Mr. Grant Summers was in attendance and spoke to the installation details of these canopies. He expressed that they wanted the canopies to be in keeping with the metal style that surrounded this building on each side. The Commission was very pleased with what was presented.

**MOTION: Mozen**

**SECOND: Biosca**

To approve the installation of metal canopies for 407 S. Street.

**VOTE: Approved 3-0-1 (Jones)**

At this point on the agenda, Commission Tom Mozen had asked to make several comments regarding how decisions are made by the Commission.

The next item on the agenda was to discuss the Downtown Design Guidelines. Staff suggested having a called workshop to dedicate time solely to this discussion. The Commission agreed and staff said they would email out possible times.

Staff stated that they would be doing the scavenger hunt again this year for National Historic Preservation Month. Also, staff asked that those who could, be present at the May 1<sup>st</sup> City Commission meeting for a reading of the proclamation.

The last item on the agenda was the consideration of the minutes of the regularly scheduled March 25, 2014 meeting. Chairman Biosca pointed out two corrections.

**MOTION: Biosca**

**SECOND: Jones**

To approve the minutes with corrections.

**VOTE: Approved 4-0**

There being no other business, the meeting adjourned at 1:13 p.m.

APPROVED:

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Liz Biosca, Chairman